



Winn Close, Kenilworth

Offers In The Region Of £425,000

- Spacious Modern Four Bedroom Linked semi Detached House
- Energy Performance Rating C - 78
- Full-width lounge with French doors
- Driveway parking and garage to rear
- Near University of Warwick
- Open Porch, Reception Hall & Cloakroom W.C
- Breakfast kitchen with bay window
- South-facing garden with patio
- Warwick District Council Tax Band F
- Viewing highly recommended

Winn Close, Kenilworth, CV8 2US

This modern, three-storey, four-bedroom linked semi-detached townhouse is well-presented and offers spacious living in a cul-de-sac built by Laing Homes. Conveniently located near local shops, Kenilworth town center, the A46, and the University of Warwick.

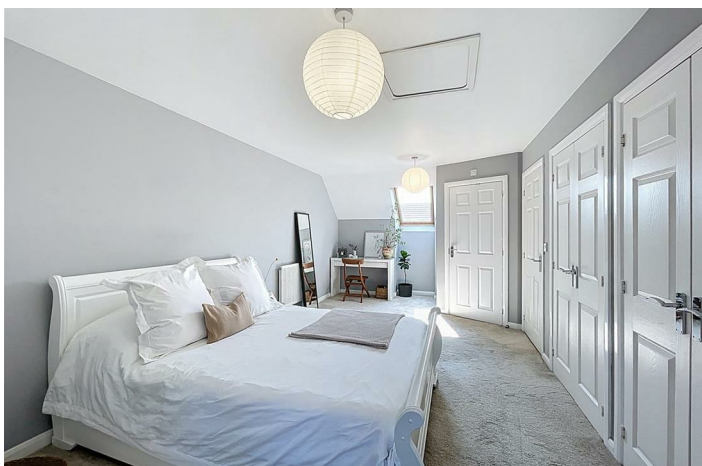
The property includes a canopy porch, reception hall, fitted cloakroom, and a breakfast kitchen with a bay window. The full-width rear lounge features French doors to the landscaped garden.

On the first floor, there are three bedrooms, a study, and a bathroom. The second floor boasts a large main bedroom with built-in wardrobes and an en-suite shower.

Outside, enjoy a south-facing garden with a lawn, patio, and decking, along with driveway parking and a single garage. Viewing is recommended to appreciate this spacious home.



Council Tax Band: F



Open Porch

Walk along a paved pathway to a covered porch with an outside lantern.

Reception Hall

Featuring engineered oak flooring, a ceiling light, a smoke alarm, a temperature control clock for the central heating, and a double-glazed window to the side, this space includes a useful under-stairs storage cupboard and a door to

Cloakroom

Featuring a low-level w.c., a corner wash hand basin, and tiling up to half height on the walls. An opaque double-glazed window is present at the front, along with an extractor fan, ceramic tiling on the floor, a wall-mounted electric isolation unit, and a mirrored vanity cabinet.

Fitted Breakfast Kitchen

Kitchen area comprehensively fitted with a range of cream high gloss fronted base and wall units with wood grain effect rounded edge work surfaces with matching up-stands with one and a half bowl stainless steel sink with chrome mixer tap, integrated double fan assisted oven and grill with four ring gas hob with illuminated stainless steel extractor hood above, dishwasher, fridge freezer, space and plumbing for washing machine, cupboard concealing the Baxi system boiler servicing the hot water and central heating, polished porcelain flooring, bay with space for breakfast table, double glazed bay window to front.

Living/Dining Room

With engineered oak flooring, two ceiling lights, radiator, t.v point, double glazed window and French doors onto the patio.

First Floor Landing

With matching banister rail and spindles, airing cupboard housing mega flow pressurised hot water cylinder, door to

Double Bedroom One

With double glazed window to front, radiator, ceiling light, built in double wardrobe.

Double Bedroom Two

With double glazed window to rear, radiator, ceiling light.

Bedroom Three

With double glazed window to front and Velux to rear with radiator, two ceiling lights, access to roof void.

Study

With double glazed window to rear, radiator, ceiling light, built in beech desk with three fitted drawers.

Bathroom

With a three piece white suite with low level w.c, pedestal wash hand basin, paneled bath with mains fed shower with chrome fittings, ceramic tiles to floor and walls, opaque double glazed window to front, ceiling light, smoke alarm.

Second Floor Landing

With ceiling light, door to

Main Double Bedroom

With double glazed dormer window to front with Velux to rear, two sets of built in double wardrobes with hanging and, two ceiling lights, access to roof void, door to

Ensuite

With a three piece white suite with low level w.c, pedestal wash hand basin, shower enclosure with mains fed shower, velux to rear, ceramic tiling to floor and walls, extractor fan, ceiling light.

Rear Garden

fully enclosed and predominantly laid to lawn with mature shrubs and plants offering good degree of privacy, there is a full width patio and new raised decking to the rear of the garden, pedestrian door into the

Integral Garage

With metal up and over door to front with power and light connected

Front

to the front of the property is afore garden with variety of established shrubs, tarmacaden driveway with parking for 1 car.

Tenure

The property is freehold

Services

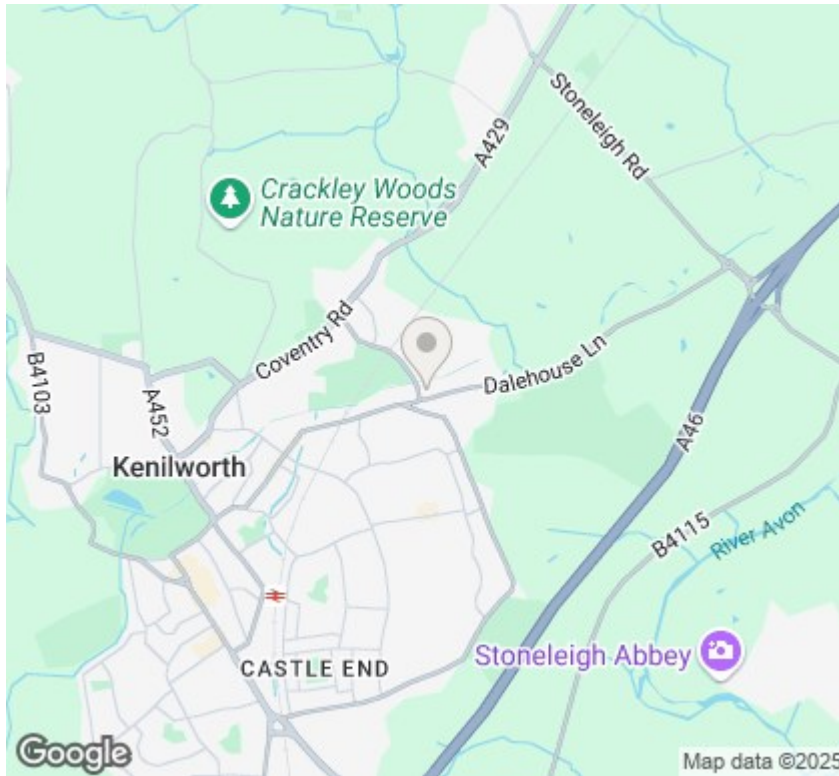
All mains services are connected;
Broadband

Basic
4 Mbps
Superfast
206 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 138.5 sq. metres